

SPECIAL WARRANTY DEED

Date April 5, 2018

Grantor BCLAKES, LLC, a Texas limited liability company

Grantor's Mailing Address

2510 De Four Trace
Seabrook, Texas 77586

Grantee BAY COLONY COMMUNITY IMPROVEMENT ASSOCIATION, INC., a
Texas non-profit corporation

Grantee's Mailing Address

c/o Crest Management Company
17171 Park Row #310
Houston, Texas 77084

Consideration

Cash and other valuable consideration, receipt and sufficiency of which are hereby acknowledged.

Property

All of Restricted Reserves "A", "B", "D", "H", "I", "K", "L", "M", and "O" of LAKES IN BAY COLONY, SECTION SEVEN, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Document Number 2017025677 in the Office of the County Clerk of Galveston County, Texas

Reservations from and Exceptions to Conveyance and Warranty

1. This conveyance is subject to all matters of record in Galveston County, Texas, enforceable against the Property on this date and all laws, regulations and restrictions, including building and zoning ordinances, if any, of municipal or other governmental authorities applicable to and enforceable against the above-described Property.
2. Taxes and special assessments for year 2019 and all subsequent years, which Grantee assumes and agrees to pay same.
3. All rights, obligations and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the Galveston County

Municipal Utility District No. 14, within whose jurisdiction the Property is located in its entirety.

4. All easements and restrictions provided for in the map or plat referred to in the description of the Property.

Grantor, for the consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to forever defend all and singular the Property to Grantee and Grantee's successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty, when the claim is by, through, or under Grantor but not otherwise.

The reservations, covenants, and restrictions set forth in this deed shall be covenants running with the land for the benefit of Grantor and shall be binding on Grantee, its successors and assigns.

When the context requires, singular nouns and pronouns include the plural.

[Signatures and Acknowledgements Follow]

Grantor's Signature Page and Acknowledgment to Special Warranty Deed

BCLAKES, LLC, a Texas limited liability company

By: _____

J. Mark Caldwell, Manager

STATE OF TEXAS

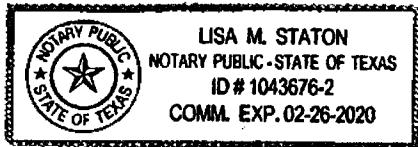
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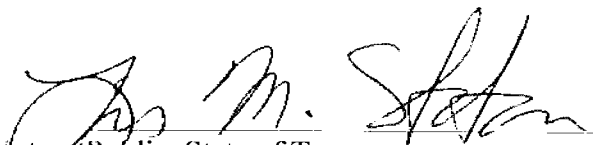
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COUNTY OF Harris

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This instrument was acknowledged before me on April 5, 2018, by J. Mark Caldwell, Manager of BCLAKES, LLC, a Texas limited liability company, on behalf of said company.




Notary Public, State of Texas

FILED AND RECORDED

Instrument Number: 2018036185

Recording Fee: 38.00

Number Of Pages:5

Filing and Recording Date: 06/18/2018 2:13PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script, reading "Dwight D. Sullivan".

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*